

SURF CITY LAND USE BOARD CHECKLIST FOR INITIAL SUBMISSION

PLEASE NOTE: A signed, completed checklist must be received by the Land Use Board Clerk and attorney prior to deeming your application complete.

All applications and all required documents shall be submitted at least forty five (45) days prior to the regularly scheduled meeting of the Land Use Board at which consideration is sought.

NUMBER OF COPIES REQUIRED - ALL DOCUMENTS MUST BE SUBMITTED AT THE SAME TIME.
INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED!!!!

- 15 Copies of Application
- 15 Copies of Variance Map, Site Plan, or Subdivision and all supporting documents
- 15 Copies of Tax Map sheet with Block and Lot highlighted
- 15 Copies of the Permit Refusal from the Zoning Officer
- 15 Color Copies of Property Photos (min. 4 color photos taken within past 30 days.)
- **1 copy of W-9 Form
- **1 copy of Affidavit of Ownership, Consent, Authorization and Non-Collision
- **1 copy of Signed Checklist (must be submitted with initial documentation. Application will not be accepted without signed Checklist.)

****These items are to be included in initial package to board secretary only.**

DISTRIBUTION

Please note it is the Applicant's responsibility to distribute completed applications

Kevin S. Quinlan, Esq., 207 W Main Street, Tuckerton, NJ 08087

- 1 Copy of complete Application
- 1 Copy of Variance Map, Site Plan or Sub-division map
- 1 Copy of Color Photos
- 1 Copy of Tax Map with property Lot and Block highlighted
- 1 Copy of Checklist

Frank Little, P.E. P.P., Owen Little and Associates, Inc 443 Atlantic City Blvd. Beachwood, NJ 08722

- 1 Copy of complete Application
- 1 Copy of Variance Map, Site Plan or Sub-division map
- 1 Copy of Color Photos
- 1 Copy of Tax Map with property Lot and Block highlighted

Surf City Fire Company 713 Long Beach Blvd, Surf City, NJ 08008

- 1 Copy of complete Application
- 1 Copy of Variance Map, Site Plan or Sub-division map
- 1 Copy of Color Photos

Board Clerk 813 Long Beach Blvd, Surf City, NJ 08008

- 1 Original of each Application Variance Plat, Site Plan or Sub-division Plat Tax Map Zoning Denial
- Color Photos items marked with ** (Check all that apply)
- 12 Copies of Application
- 12 Copies of Variance Map, Site Plan or Sub-division map
- 12 Copies of Color Photos
- 12 Copies of Tax Map with property Lot and Block highlighted
- 12 Copies of the Zoning Denial Letter
- Check for Application Fee \$ 300.00
- Check for Initial Escrow \$ 100.00

Sign Name _____

Date: 1/8/26

Print Name James S. Ruban

**APPLICATION TO THE SURF CITY
LAND USE BOARD**

Name: Kelly Capital Group LLC
 Block: 45 Lot(s): 11 & 12
 Street Address: 1819 N. Long Beach Blvd.

Do not write below- for official use only	
Date Received:	
Application Fee:	\$
Escrow Fee:	\$
Collected By:	
Application #:	

CHECK AS MANY AS APPLY:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Bulk Variance | <input checked="" type="checkbox"/> Minor Subdivision (Exempt) |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Major Subdivision/Preliminary |
| <input type="checkbox"/> Interpretation | <input type="checkbox"/> Major Subdivision/Final |
| <input type="checkbox"/> Informal | <input type="checkbox"/> Major Site Plan/Preliminary |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Major Site Plan/Final |
| <input type="checkbox"/> Other _____ | |

1. Applicant's Name: Kelly Capital Group LLC
 Applicant's Address: 14 Bridgwaters Dr., Oceanport, NJ 07757
 Phone: (732) 389-3355 Fax: () e-mail: matthewkelly@kellydevelopers.com

Applicant is the Owner Agent Contract Purchaser
 Applicant is Individual(s) Corporation Partnership/LLC

If applicant and/or owner is a corporation, LLC or Partnership, set forth the names and addresses of all stockholders or partners having 10% interest or more on a separate paper. Corporations must be represented by a New Jersey Licensed Attorney and provide a Resolution Authorizing the Application.

2. Owner's Name(s): Ray B. Burton
 Address: 5 Dimian Court, Manahawkin, NJ 08050
 Phone: () Fax: () e-mail: _____
All owners of the property must be identified and sign application. Use additional pages if necessary

3. Applicant's Attorney/Firm: James S. Raban, Esq.
 Address: 11710 Long Beach Blvd., Haven Beach, NJ 08008
 Phone: (609) 492-0533 Fax: (609) 492-0464 e-mail: jraban@regraban.com

4. Applicant's Planner/Surveyor: Bruce Jacobs, P.E., P.P., C.M.E.
 Firm Name and Address: Gravatt Consulting Group, 414 Lacey Road, Forked River, NJ 08731
 Phone: (609) 693-6126 Fax: (609) 534-2850 e-mail: bjacobs@gravattconsulting.com

Applicant's Architect/Engineer: N/A
 Firm Name and Address: _____
 Phone: () Fax: () e-mail: _____

Attach additional sheet sheets if necessary.

5. Location of Property: Tax Map Block 45 Lot(s) 11 & 12
Street Address: 1819 N. Long Beach Blvd.
Zone: B Tract Area: _____ Lot Dimensions: _____

6. Current Use: Mixed-Use Number of Dwelling Units: 1
Proposed Use: 2 single-family building lots Number of Proposed Lots: 2

7. Existing Restrictions:
(A) Deed Restrictions: _____ (attach copy) None
(B) Easements: _____ (attach copy) None
(C) Condominium or Cooperative: _____ (attach copy) None

8. Proposed Restrictions: _____ None

9. Variance(s)/Waiver(s) Sought:
(A) List required variances: See attached Application Supplement. None

Provide on separate paper the ordinance number(s) for which a variance(s) is/are being requested and the legal theory supporting the relief sought.

(B) List Waiver(s) requested: _____ None
If waivers requested provide on a separate paper the basis for the request.

10. Briefly describe any prior or currently pending proceedings before this Land Use Board or any other Federal, State, County or local board or Agency involving this property which is the subject of this application and attach copies of any applications, supporting documentation and decisions of the relevant body including any denials. (Attach additional sheets if necessary).
_____ None

11. List all material submitted with this application i.e. plans, drawings, photos, calculations, reports etc.
-Minor Subdivision Map prepared by Gravatt Consulting Group
-4 photographs of the subject property

All owners of record must sign Application.

Dated: 10/10/05

x Matthew Kelly
Member, Owner
(Print name under signature) Matthew Kelly

Dated: 10/10/05

Michael P Kelly
Member, Owner
(Print name under signature) Michael P Kelly

APPLICATION SUPPLEMENT

Kelly Capital Group LLC (the “Applicant”) is seeking minor subdivision and variance approval relative to proposed development at the property designated as Lots 11 and 12 in Block 45 on the Tax Map of the Borough of Surf City, located at 1819 N. Long Beach Boulevard. The subject property is located in the Business Zone. The property is currently developed with a mixed-use building, and the Applicant is seeking to demolish all existing improvements at the property. Currently, the property consists of two lots on the Borough of Surf City Tax Map, each of which is 50 feet wide by 85 feet deep, and each of which fronts on N. Long Beach Boulevard. The Applicant is seeking to subdivide the property, eliminating the existing lot line separating Lots 11 and 12, and creating two new single-family building lots, each of which would front on N. 19th Street, and each of which would be 42.5 feet wide by 100 feet deep.

Single-family dwellings are permitted in the Business Zone and, pursuant to Section 30-12.2 of the Surf City Zoning Ordinance, existing Lots 11 and 12 are each considered single, individual building lots. Under the current lot configuration, Lots 11 and 12 front on N. Long Beach Boulevard. The Applicant respectfully submits that the proposed new lot configuration, with two single-family building lots fronting on N. 19th Street rather than N. Long Beach Boulevard, represents a better planning alternative than the current lot configuration, as it is safer to have vehicles entering and exiting the lots via N. 19th Street rather than N. Long Beach Boulevard.

The following variances are requested from the Surf City Zoning Ordinance:

1. Under Section 30-6.1 of the Zoning Ordinance, the new lots created by the proposed subdivision are required to have a minimum area of 5,000 square feet and minimum street frontage of 50 feet.

- a. Proposed new lot 11.01 will have a proposed area of 4,250 square feet and 42.5 feet of street frontage on N. 19th Street.
- b. Proposed new lot 12.01 will have a proposed area of 4,250 square feet and 42.5 feet of street frontage on N. 19th Street.

Existing Lots 11 and 12 each has 50 feet of frontage on N. Long Beach Boulevard and each has a lot area of 4,250 square feet. Again, the Applicant feels that fronting the two lots on N. 19th Street is a better planning alternative to developing the existing lots that currently front on N. Long Beach Boulevard. The homes to be constructed on new lots 11.01 and 12.01 will conform to all bulk zoning requirements.

PUBLIC NOTICE

BOROUGH OF SURF CITY

PUBLIC NOTICE is hereby given that Kelly Capital Group LLC (the "Applicant") has applied to the Land Use Board of the Borough of Surf City (the "Board"), Ocean County, New Jersey for minor subdivision and variance approval relative to proposed development at the property designated as Lots 11 and 12 in Block 45 on the Tax Map of the Borough of Surf City, located at 1819 N. Long Beach Boulevard. The subject property is located in the Business Zone. The property is currently developed with a mixed-use building, and the Applicant is seeking to demolish all existing improvements at the property. Currently, the property consists of two lots on the Borough of Surf City Tax Map, each of which is 50 feet wide by 85 feet deep, and each of which fronts on N. Long Beach Boulevard. The Applicant is seeking to subdivide the property, eliminating the existing lot line separating Lots 11 and 12, and creating two new single-family building lots, each of which would front on N. 19th Street, and each of which would be 42.5 feet wide by 100 feet deep.

The following variances are requested from the Surf City Zoning Ordinance:

1. Under Section 30-6.1 of the Zoning Ordinance, the new lots created by the proposed subdivision are required to have a minimum area of 5,000 square feet and minimum street frontage of 50 feet.
 - a. Proposed new lot 11.01 will have a proposed area of 4,250 square feet and 42.5 feet of street frontage on N. 19th Street.
 - b. Proposed new lot 12.01 will have a proposed area of 4,250 square feet and 42.5 feet of street frontage on N. 19th Street.

The homes to be constructed on new lots 11.01 and 12.01 will conform to all bulk zoning requirements. If the Board determines that any other variances, exceptions or waivers are necessary or appropriate at the hearing, then such variances, waivers or exceptions will be requested.

A public hearing has been scheduled for February 25, 2026 at 7:00 p.m. at the Borough Hall Council Chambers located at 813 Long Beach Boulevard, Surf City, New Jersey, at which time any interested persons may appear and have an opportunity to be heard on this application.

Documents pertaining to this application are available for inspection by the public during normal business hours, 9:00 a.m. to 4:30 p.m., Monday through Friday, in the office of the Clerk of the Board in the Surf City Borough Hall, located at 813 Long Beach Boulevard, Surf City, New Jersey.

James S. Raban
Attorney for Applicant/Owner

File #3717

PROPERTY OWNERS WITHIN 200 FT. (12/10/2025)

BLOCK	LOTS	OWNER'S NAME & ADDRESS	ATLANTIC CITY ELECTRIC ATTN: REAL ESTATE DEPT. 5100 HARDING HIGHWAY, SUITE 399 MAYS LANDING, NJ 08330
45	1	LEWIS, JOHN C & DAVID R 44 FRANKLIN AVE HATBORO, PA 19040	NJ NATURAL GAS CO. RIGHT OF WAY DEPARTMENT 1415 WYCKOFF ROAD WALL, NJ 07719
45	10	ACCA, LLC 624 IROUOIS ST ORADELL NJ 07649	VERIZON 148 OLD SOUTH BROADWAY MANAHAWKIN, NJ 08050
45	2	RUFF, MARK & CORINNE H/W 1808 N CENTRAL AVE SURF CITY, NJ 08008	COMCAST 830 ROUTE 37 WEST TOMS RIVER, NJ 08755
45	3	WHEELER, BARBARA 1818 N CENTRAL AVE SURF CITY, NJ 08008	OCEAN COUNTY PLANNING BOARD P.O. BOX 2191 TOMS RIVER, NJ 08754-2191
45	4	WENDLER, MARJORIE R 1737 PROSPECT RIDGE HADDOON HEIGHTS, NJ 08035	
45	5	GREEN, S GEORGE 7499 HEATHER WALK DR WEEKI WACHEE, FL 34613	
45	6	MILLS, RAYMOND 63 EATON RD BORDENTOWN, NJ 08505	
45	7	CIPOLLINI, PETER & ANNE 201 MENDHAM RD MORRISTOWN, NJ 07960	
45	8	HOOPER, LARRY J 112 19TH ST SURF CITY, NJ 08008	
45	9	JAMES RADVANY 4104 S OCEAN BLVD HIGHLAND BEACH, FL 33487	
46	1	SCHAEFFER, R B & L P 1900 N CENTRAL AVE SURF CITY, NJ 08008	
46	3	FOSSNER, VIRGINIA L FAMILY TRUST 115 N 19TH ST SURF CITY, NJ 08008	
46	5	SECKINGER, STEVEN & AMY 110 ITHAN LN COLLEGEVILLE, PA 19426	
46	7	SURF INVESTMENT CO, LLC 414 N 3RD ST SURF CITY, NJ 08008	
46	8	SURF INVESTMENT CO, LLC 414 N 3RD ST SURF CITY, NJ 08008	
50	17	LONG, ROBERT & CHANDRA 15 CHADWELL CT PENNINGTON, NJ 08534	
50	18	SEA TULIP LLC PO BOX 280 WESTFIELD, NJ 07091	
50	19 C1	ROWLAND, CHRISTOPHER & SARAH 7085 BEAVER CREEK RD HARRISBURG, PA 17112	
50	19 C2	CLATS, DONNA PO BOX 634 BARNEGAT LIGHT, NJ 08006	
50	20	RYAN'S CORNER, LLC 1800 LONG BEACH BLVD SURF CITY, NJ 08008	
50	21	TRAVERS, CURT, GAIL & RICHARD ETAL 1816 LONG BEACH BLVD SURF CITY, NJ 08008	
50	22	THE SAND PIPER INVESTMENT CO 1816 LONG BEACH BLVD SURF CITY, NJ 08008	
51	19	SCHULMANN, C L & M R 152 CHIPPEWA TRAIL MEDFORD LAKES, NJ 08055	
51	21	ECR REALTY LLC C/O MELE, SUZANNE 108 N CENTRAL AVE SURF CITY, NJ 08008	

LEGEND

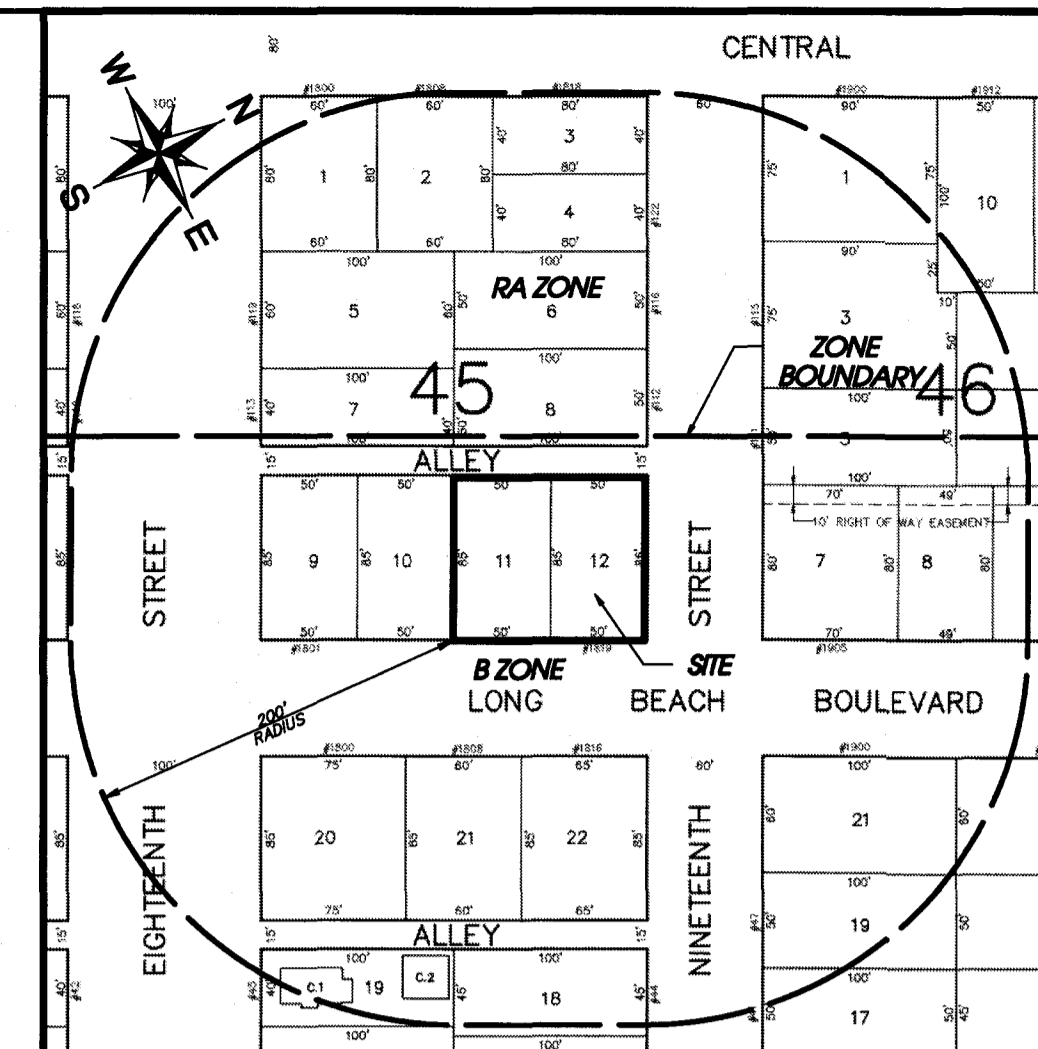
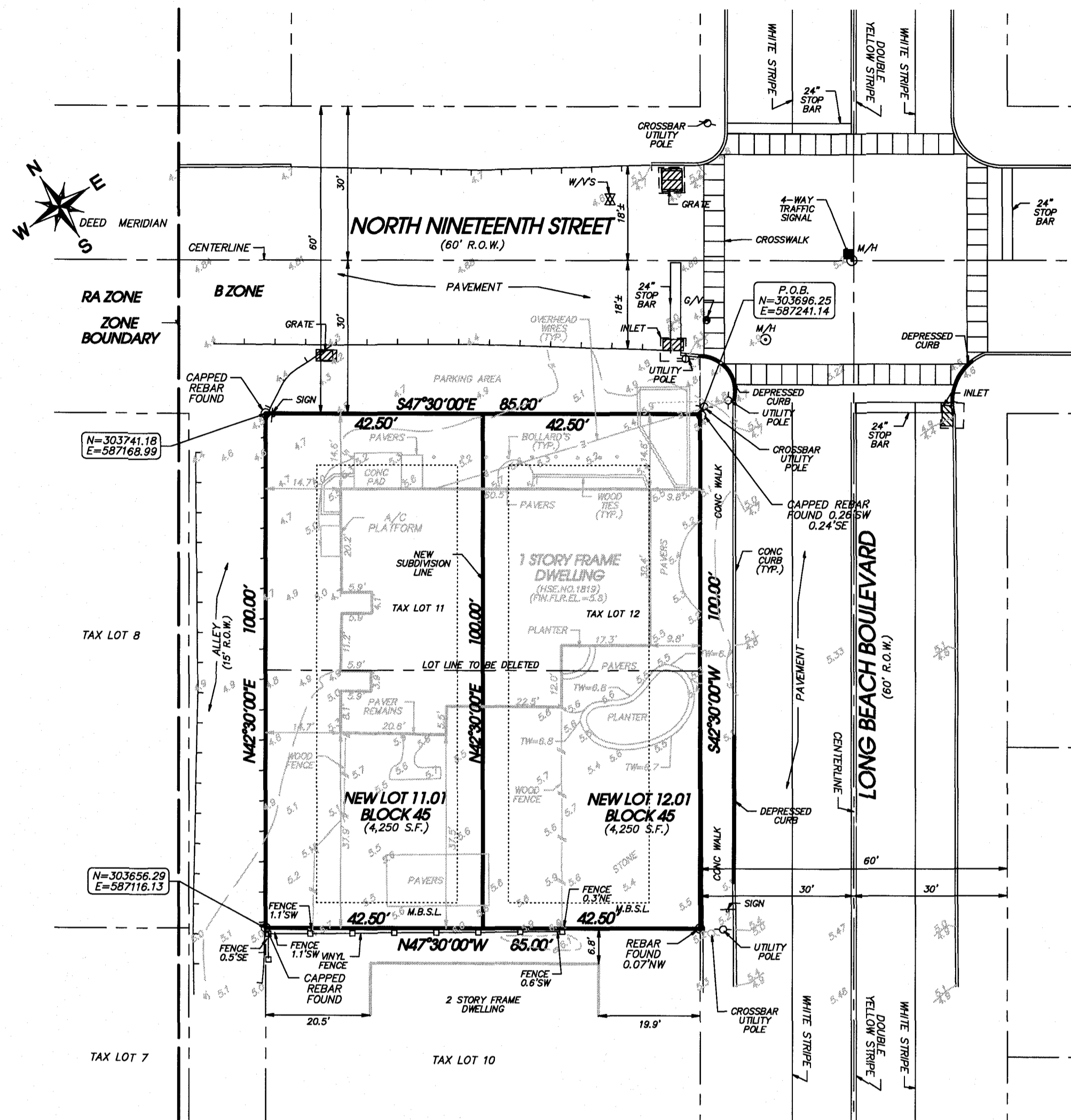
- = CONCRETE MONUMENT FOUND
- = CAPPED REBAR FOUND
- = CAPPED REBAR SET
- = CONCRETE MONUMENT SET
- M. B. S. L. = MINIMUM BUILDING SETBACK LINE
- ⊠ = INLET
- ⊞ = MANHOLE
- ⊞ = WATER METER
- ⊞ = WATER VALVE
- = SAN. SEWER CLEAN OUT
- = UTILITY POLE W/OVERHEAD WRES
- - - = ELEVATION CONTOUR
- 3.5 = SPOT ELEVATION
- = IRON PIN FOUND

ZONE : B BUSINESS ZONE (DEVELOP AS R-A RESIDENTIAL ZONE)

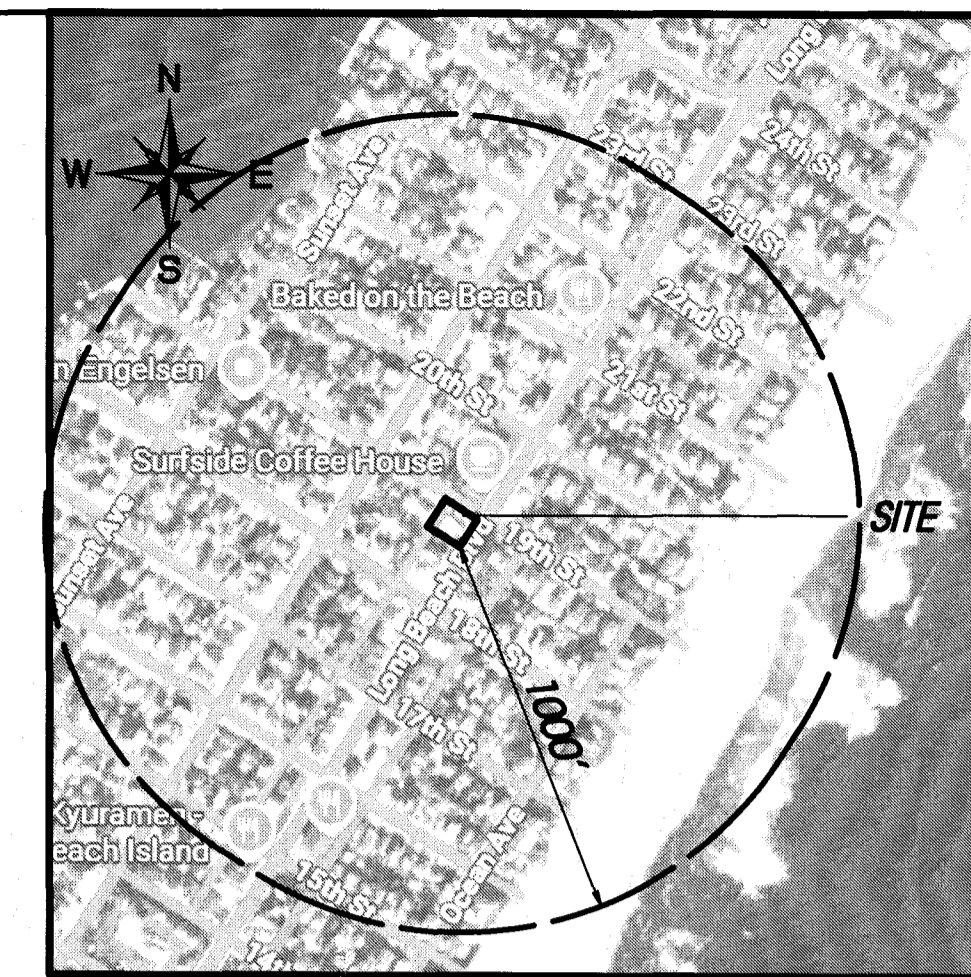
MINIMUMS :	REQUIRED :	EXISTING :	NEW LOT 11.01	NEW LOT 12.01
LOT AREA	5,000 S.F.	8,500 S.F.	4,250 S.F. (V)	4,250 S.F. (V)
LOT WIDTH	50 FT.	85 FT.	42.50 FT. (V)	42.50 FT. (V)
PRINCIPAL BUILDING :				
FRONT SETBACK (LONG BEACH BLVD)	10 FT.	9.8 FT.*	N/A	10.00 FT.
FRONT SETBACK (N. NINETEENTH ST)	10 FT.	14.6 FT.	10.00 FT.	10.00 FT.
FRONT SETBACK (ALLEY)	5 FT.	14.7 FT.	10.00 FT.	N/A
REAR SETBACK	5 FT.	37.5 FT.	5.00 FT.	5.00 FT.
SIDE SETBACK	5 FT.	14.7 FT.	5.00 FT.	5.00 FT.
MAXIMUMS :				
BUILDING HEIGHT	33 FT.	<33 FT.	<33 FT.	<33 FT.
BUILDING COVERAGE	35%	<35%	<35%	<35%
ACCESSORY BUILDING :				
SIDE SETBACK	5 FT.	N/A	N/A	N/A
REAR SETBACK	5 FT.	N/A	N/A	N/A

* EXISTING NON-CONFORMITY
(V) VARIANCE REQUESTED

FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON _____ AS MAP NO. _____



SCALE: (1 Inch = 100 Feet)



SCALE: (1 Inch = 500 Feet)

WE HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

SWORN TO AND SUBSCRIBED BEFORE ME .

DATE _____ NOTARY PUBLIC OF NEW JERSEY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED DEC. 9, 2025 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF RECORDATION ACT (MAP FILING LAW) AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR WILL BE SET. I DO FURTHER CERTIFY THAT THE MONUMENTS, AS DESIGNATED AND SHOWN HEREON, HAVE BEEN SET.

JOHN P. AUGUSTINE
LICENSED PROFESSIONAL LAND SURVEYOR No. 34838

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW, RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER

THE PROPER AUTHORITY HAS APPROVED THIS MAP AND SAID MAP COMPLIES WITH THE PROVISIONS OF THE RECORDATION ACT (MAP FILING LAW). THIS PLAT DESCRIBING THIS SUBDIVISION MUST BE FILED IN THE OFFICE OF THE CLERK OF OCEAN COUNTY ON OR BEFORE _____ WHICH DATE IS 190 DAYS AFTER ITS RESOLUTION WAS ADOPTED BY THE MUNICIPAL LAND USE BOARD.

SECRETARY

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE
BOROUGH OF SURF CITY LAND USE BOARD

ATTEST: _____ CHAIRPERSON

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

OWNER/APPLICANT

KELLY BUILDERS & DEVELOPERS
14 BRIDGEWATERS DRIVE
OCEANPORT, NEW JERSEY, 07757
TEL: 732-389-3355

SCALE IN FEET
0 20 40

No.	DATE	REVISION	BY	CHK.

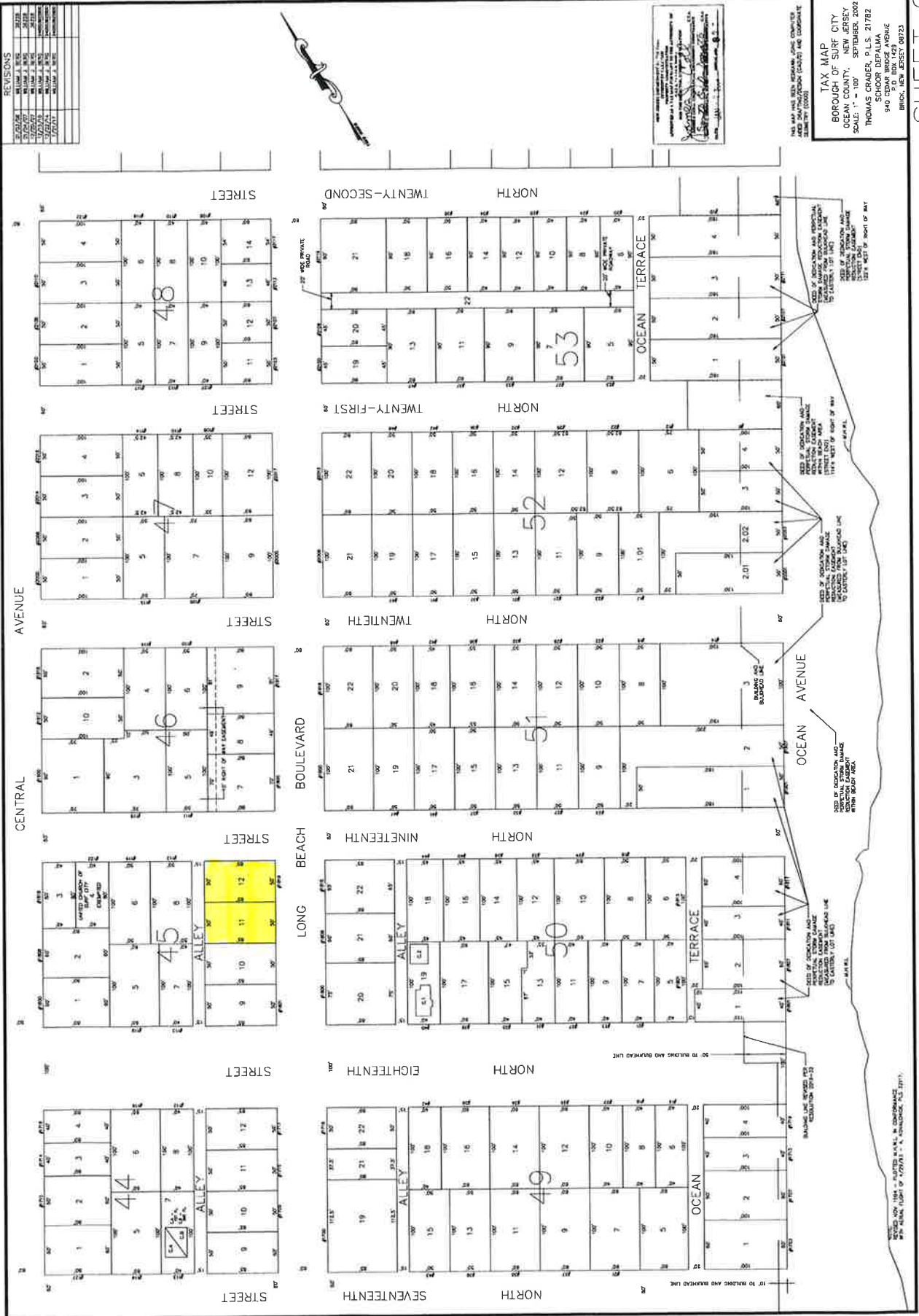
JOHN P. AUGUSTINE
Professional Land Surveyor No. 34838
DATE: 12/13/25

MINOR SUBDIVISION MAP
TAX LOT 11 & 12 BLOCK 45
BOROUGH OF SURF CITY
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 20'
DATE: 12/13/25
DRAWN BY: CA/MAD
CHECKED BY: _____
SHEET NO. 1 OF 1
PROJECT NUMBER
12945

GRAVATT CONSULTING GROUP
Engineers - Surveyors - Planners
414 Lacey Road, Forked River, NJ 08731
Tel. 856-683-6128 www.gravattconsulting.com
Certificate of Authorization No. 246A27929500





REVISIONS

NO.	DATE	BY	DESCRIPTION
1	09/27/02	WILLIAM A. WOOD	PREPARED
2	09/27/02	WILLIAM A. WOOD	REVISIONS
3	09/27/02	WILLIAM A. WOOD	REVISIONS
4	09/27/02	WILLIAM A. WOOD	REVISIONS
5	09/27/02	WILLIAM A. WOOD	REVISIONS
6	09/27/02	WILLIAM A. WOOD	REVISIONS
7	09/27/02	WILLIAM A. WOOD	REVISIONS
8	09/27/02	WILLIAM A. WOOD	REVISIONS
9	09/27/02	WILLIAM A. WOOD	REVISIONS
10	09/27/02	WILLIAM A. WOOD	REVISIONS
11	09/27/02	WILLIAM A. WOOD	REVISIONS
12	09/27/02	WILLIAM A. WOOD	REVISIONS
13	09/27/02	WILLIAM A. WOOD	REVISIONS
14	09/27/02	WILLIAM A. WOOD	REVISIONS
15	09/27/02	WILLIAM A. WOOD	REVISIONS
16	09/27/02	WILLIAM A. WOOD	REVISIONS
17	09/27/02	WILLIAM A. WOOD	REVISIONS
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19	09/27/02	WILLIAM A. WOOD	REVISIONS
20	09/27/02	WILLIAM A. WOOD	REVISIONS
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26	09/27/02	WILLIAM A. WOOD	REVISIONS
27	09/27/02	WILLIAM A. WOOD	REVISIONS
28	09/27/02	WILLIAM A. WOOD	REVISIONS
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49	09/27/02	WILLIAM A. WOOD	REVISIONS
50	09/27/02	WILLIAM A. WOOD	REVISIONS
51	09/27/02	WILLIAM A. WOOD	REVISIONS
52	09/27/02	WILLIAM A. WOOD	REVISIONS
53	09/27/02	WILLIAM A. WOOD	REVISIONS

TAX MAP
 BOROUGH OF SURF CITY
 OCEAN COUNTY, NEW JERSEY
 SCALE: 1" = 100' SEPTEMBER, 2002
 THOMAS CRABER, P.L.L.C. 21782
 SCHOOL DEPARTMENT
 940 OCEAN DRIVE
 BRICK, NEW JERSEY 08723